

PLAT OF FIRESIDE, DIV. NO. 7

IN THE SE 1/4, SE 1/4 OF SEC 4, TWP 32 N, R 1 E, W.M.
CITY OF OAK HARBOR, ISLAND COUNTY, WASHINGTON
ISLAND COUNTY PARCELS R13204-035-4521, R13204-041-4800,
R13204-047-5132, R13204-100-4372 AND R13204-105-5042

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS AND MORTGAGE HOLDERS OF THE LAND HEREBY PLATED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN HEREON AND USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON. ALSO THE RIGHT TO DRAIN THE STREETS AND AVENUES OVER, AND ACROSS ANY LOT, TRACT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET IS GRADED. PUBLIC UTILITIES ABOVE AND BELOW THE GROUND ON ALL STREETS, ALLEYS, ALLEYS AND EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF OAK HARBOR, WASHINGTON. GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF OAK HARBOR WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS WITHIN THE PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID STREETS. ALSO, TRACT A IS HEREBY DEDICATED TO THE CITY OF OAK HARBOR FOR PEDESTRIAN, WALKWAY PURPOSES. TRACT B, C & D SHALL BE CONVEYED TO THE FIRESIDE HOMEOWNERS ASSOCIATION AS DESCRIBED WITHIN THE RESTRICTIVE AND PROTECTIVE COVENANTS REFERENCED HEREIN.

ALL LOTS, TRACTS, OR PARCELS OF LAND EMBRACED IN THIS PLAT ARE SUBJECT TO AND SHALL BE SOLD ONLY UNDER THE RESTRICTIVE AND PROTECTIVE COVENANTS RECORDED UNDER AUDITOR'S FILE NO. 41322921 RECORDS OF ISLAND COUNTY, WASHINGTON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 27 DAY OF April 2005.

Carol C. Krieg, III DARLNE K. KRIEG

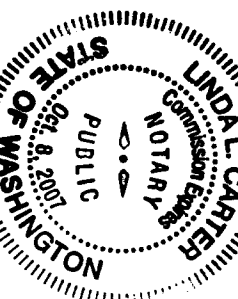
MMK ASSOCIATES

Karl C. Krieg, III KENNETH A. MANN, GENERAL PARTNER

ACKNOWLEDGMENTS

STATE OF WASHINGTON) SS
COUNTY OF ISLAND)
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KARL C. KRIEG, III, ALSO KNOWN AS KARL KRIEG, AND DARLNE K. KRIEG, ALSO KNOWN AS DARLNE KRIEG, HUSBAND AND WIFE, ARE THE PERSONS WHO SIGNED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT DATED: April 27, 2005

Linda J. Carter
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Oak Harbor
MY COMMISSION EXPIRES Oct. 2, 2007

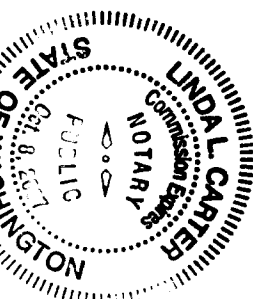


STATE OF WASHINGTON) SS
COUNTY OF ISLAND)
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KARL C. KRIEG, III, AND KENNETH A. MANN ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS GENERAL PARTNERS OF MMK ASSOCIATES, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT. DATED: April 27, 2005

Linda J. Carter
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Oak Harbor
MY COMMISSION EXPIRES October 2, 2007

RESTRICTIONS

- TRACTS B, C AND D ARE SET ASIDE FOR THE PROTECTION OF TREES WITHIN THE ENVIRONMENTAL AND AESTHETIC VALUE TO THE COMMUNITY. ALL NATURAL VEGETATION WITHIN THE LANDSCAPE BUFFERS SHALL REMAIN UNDISTURBED PURSUANT TO THE REQUIRED PROTECTION OF THESE AREAS FOR TREE RETENTION. PROPERTY OWNERS MAY ENHANCE ADJOINING PORTION OF A TRACT UPON OBTAINING HOMEOWNERS ASSOCIATION APPROVAL. SUBJECT TO PRIOR APPROVAL BY THE CITY OF OAK HARBOR, TREES DETERMINED TO BE A HAZARD MAY BE REMOVED. NO DUMPING OF VEGETATION OR DEBRIS IS ALLOWED IN THESE AREAS. NO STRUCTURES ARE ALLOWED IN THESE AREAS, EXCEPT FOR FACILITIES APPROVED BY CITY OF OAK HARBOR IN TRACT D.
- ACCESS TO AND FROM ALL LOTS SHALL BE TAKEN FROM THE INTERIOR ROADS. DIRECT VEHICULAR ACCESS TO AND FROM SW FORT NUENT AVE IS PROHIBITED FOR ALL LOTS.



OWNER

MMK ASSOCIATES
C/O KARL C. KRIEG, III
570 WEST SLEEPER ROAD
OAK HARBOR, WA 98277
PHONE (360) 679-4151

LAND DESCRIPTION

THE PLAT OF FIRESIDE, DIV. NO. 7, EMBRACES ALL OF THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 32 NORTH, RANGE 1 EAST OF THE MERIDIAN, CITY OF OAK HARBOR, ISLAND COUNTY, WASHINGTON, LYING NORTH OF SOUTHWEST FORT NUENT AVENUE:

EXCEPT THAT PORTION THEREOF LYING WITHIN THE PLAT OF FIRESIDE DIVISION NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGES 201-203, UNDER AUDITOR'S FILE NO. 20023684, RECORDS OF ISLAND COUNTY;

ALSO EXCEPT THAT PORTION THEREOF LYING WITHIN OAK HARBOR SHORT PLAT NO. 01-2, RECORDED IN VOLUME 3 OF SHORT PLATS, PAGES 416-417, UNDER AUDITOR'S FILE NO. 4007296, RECORDS OF ISLAND COUNTY;

ALSO EXCEPT THAT PORTION THEREOF LYING WITHIN THE PLAT OF FIRESIDE, DIV. NO. 5, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGES 228-231, UNDER AUDITOR'S FILE NO. 4033567, RECORDS OF ISLAND COUNTY;

ALSO EXCEPT THAT PORTION THEREOF LYING WITHIN WHIDDEY LINKS ESTATES- A FINAL PLAT AND PLANNED RESIDENTIAL DEVELOPMENT, UNDER AUDITOR'S FILE NO. 4044540, RECORDS OF ISLAND COUNTY;
OR WEST OF

ALSO EXCEPT THAT PORTION THEREOF LYING WITHIN THE PLAT OF FIRESIDE, DIV. NO. 6, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGES 254-256, UNDER AUDITOR'S FILE NO. 4085689, RECORDS OF ISLAND COUNTY.

SITUATE IN ISLAND COUNTY, WASHINGTON.

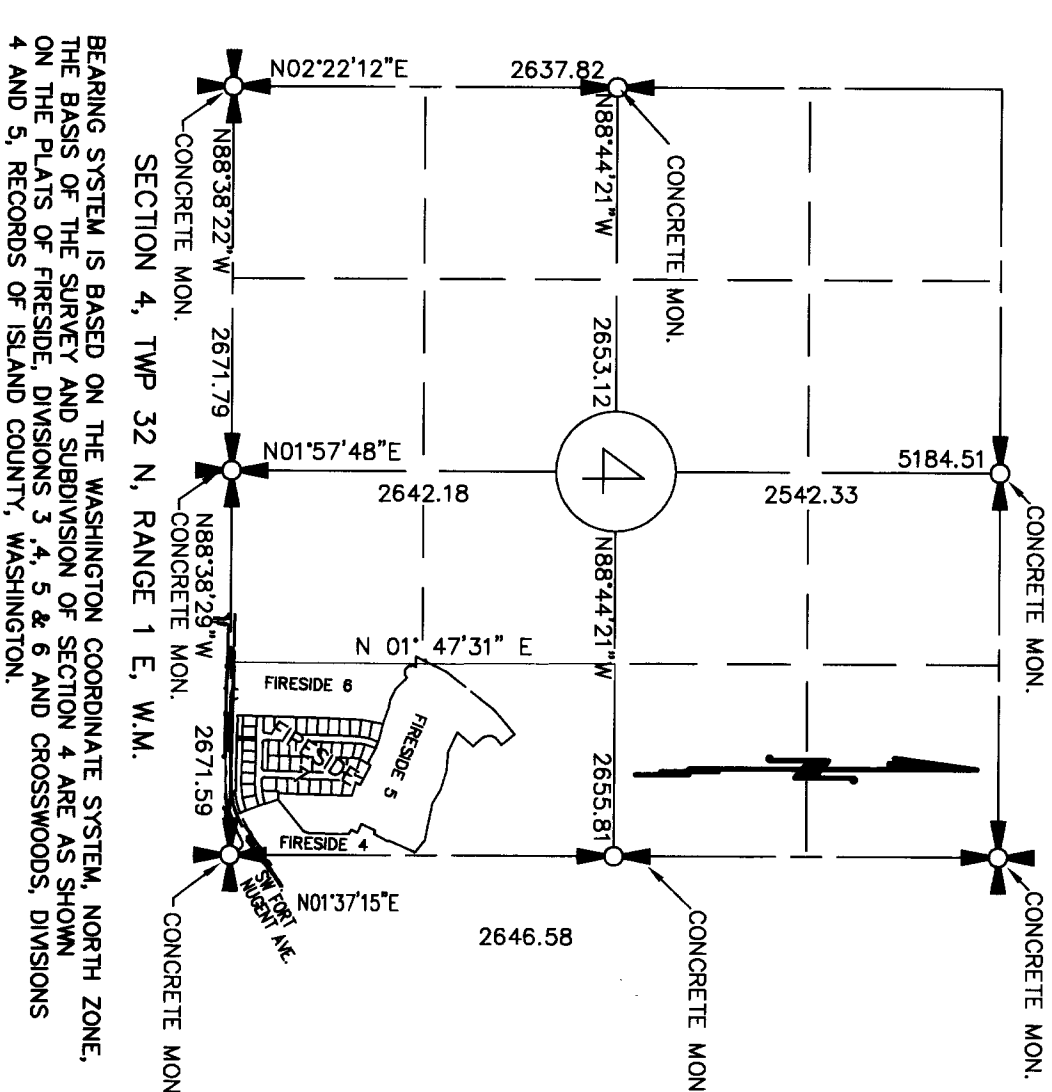
EASEMENT PROVISIONS

- AN EASEMENT IS RESERVED FOR AND GRANTED TO THE HOMEOWNERS ASSOCIATION, CITY OF OAK HARBOR, PUGET SOUND ENERGY, VERIZON, NORTHWEST CASCADE NATURAL GAS CORPORATION, U.S. POSTAL SERVICE, COMCAST, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE FRONT 10 FEET OF EACH LOT AND TRACT ABUTTING THE STREETS AS SHOWN HEREIN AND IN THAT INSTRUMENT RECORDED FEB 11, 2003, UNDER AUDITOR'S FILE NO. 4047374, RECORDS OF ISLAND COUNTY, IN FAVOR OF PUGET SOUND ENERGY, IN WHICH TO INSTALL LAY CONSTRUCTION, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FITTINGS AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND OTHER PROPERTY TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

- UPON APPROVAL OF THIS PLAT THAT 40 FT X 90 FT TEMPORARY EASEMENT GRANTED TO THE CITY OF OAK HARBOR FOR TEMPORARY STREET PURPOSES (BY PLAT OF FIRESIDE DIVISION NO. 4, VOLUME 13 OF PLATS, PAGES 201-203, RECORDS OF ISLAND COUNTY) SHALL BE EXTINGUISHED AND VACATED.

- UPON APPROVAL OF THIS PLAT THAT 10 FOOT EASEMENT FOR PLACEMENT AND MAINTENANCE OF A 1 INCH WATER LINE AND OBLIGATION TO SHARE IN MAINTENANCE OF WELL AND WATER SYSTEM AS DESCRIBED IN THOSE INSTRUMENTS RECORDED MAY 13, 1969, AND JUNE 10, 1969, UNDER AUDITOR'S FILE NO. S 220925, AND 221435, RESPECTIVELY, RECORDS OF ISLAND COUNTY, SHALL HEREBY BE EXTINGUISHED, REMOVED AND VACATED.

- THE MAINTENANCE OF PRIVATE STORM DRAINAGE FACILITIES IN THE PRIVATE 15 FT DRAINAGE EASEMENTS OVER, ACROSS AND UNDER LOTS 101-110, 120-130 SHALL BE THE RESPONSIBILITY OF THE BENEFITED PROPERTY OWNERS AND NOT THE CITY OF OAK HARBOR



NOTES

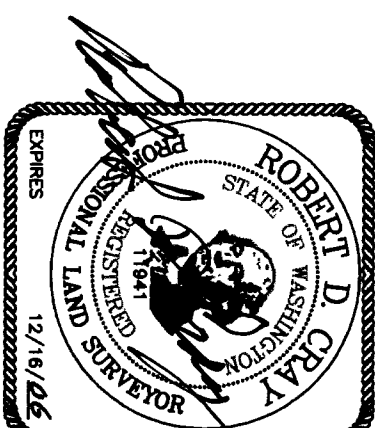
- CERTIFICATION, AS CONTAINED HEREIN, COMPRISES THE DECLARATION OF THE SURVEYOR'S PROFESSIONAL JUDGMENT. IT DOES NOT CONSTITUTE A WARRANTY OR A GUARANTEE, EXPRESSED OR IMPLIED, NOR DOES IT RELIEVE ANY OTHER PARTY OF HIS RESPONSIBILITY TO ABIDE BY CONTRACT DOCUMENTS, APPLICABLE CODES, STANDARDS, REGULATIONS AND ORDINANCES.
- ALL CORNERS ARE MARKED UPON THE GROUND WITH AN IRON REBAR AND PLASTIC CAP MARKED FAKKEMA & KINGMA, INC. LS 11941 UNLESS NOTED OTHERWISE.
- SURVEY EQUIPMENT USED FOR THE FIELD SURVEY IS A LEICA TS809L TOTAL STATION 18 30, 2005.
- THE MAINTENANCE RESPONSIBILITIES OF TRACTS B, C AND D BELONG TO THE HOMEOWNERS ASSOCIATION. IF THE ASSOCIATION DISBANDS, THEN THE RESPONSIBILITY DEFAULTS TO THE INDIVIDUAL LOT OWNERS.
- THE STREET TREES PLANTED ALONG THE FRONT OF ALL LOTS, AS PER THE APPROVED LANDSCAPE PLAN AND THE SEPA MONS ASSOCIATED WITH THE PLAT OF FIRESIDE DIVISION 7, SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS. THESE TREES ARE TO BE REPLACED IF THEY SHALL BE PLANTED OUTSIDE THE 10 FT. UTILITY EASEMENT, AND THE SPECIES AND LOCATION SHALL CONFORM TO THE APPROVED LANDSCAPE PLAN.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF FIRESIDE, DIV. NO. 7 IS BASED UPON AN ACTUAL SURVEY OF SECTION 4, TOWNSHIP 32 N., RANGE 1 E.W.M.; THAT THE CORNERS AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS HAVE BEEN SET AND THE LOT AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATING REGULATIONS.

Robert D. Gray, P.L.S.
CERTIFICATE NO. 11941

4/6/05



TREASURER'S CERTIFICATE

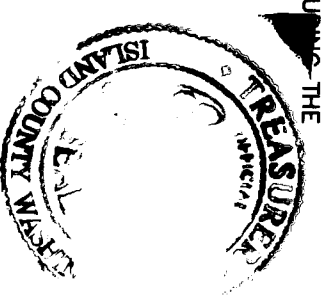
I HEREBY CERTIFY THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL. THIS 21 DAY OF April 2005.

Douglas A. Merriman
DOUGLAS A. MERRIMAN
OAK HARBOR FINANCE DIRECTOR

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED, ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR 2005.

LINDA E. RIFFE
ISLAND COUNTY TREASURER

Patricia A. Cohen
DEPUTY TREASURER



APPROVALS

EXAMINED AND APPROVED THIS 2nd DAY OF May 2005

Larry Benfield
LARRY BENFIELD, P.E., OAK HARBOR CITY ENGINEER

APPROVED BY THE COUNCIL OF OAK HARBOR, WASHINGTON, THIS 29th DAY OF April 2005

Connie T. Wheeler
CONNIE T. WHEELER, CLERK

Patricia A. Cohen
PATRICIA A. COHEN, MAYOR

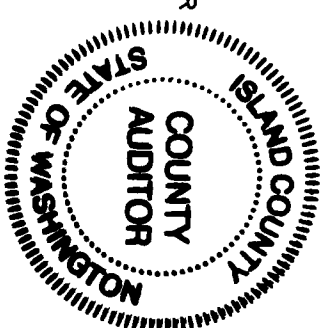
CERTIFICATE OF TITLE

RECORDED May 3 2005 IN VOLUME 13 PAGE 21 UNDER AUDITOR'S FILE NO. 41322920 RECORDS OF ISLAND COUNTY, WASHINGTON.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF FAKKEMA & KINGMA, INC THIS 3rd DAY OF May 2005 AND RECORDED IN VOLUME 13 OF PLATS, PAGES 210-212 AUDITOR'S FILE NO. 41322922 RECORDS OF ISLAND COUNTY, WASHINGTON.

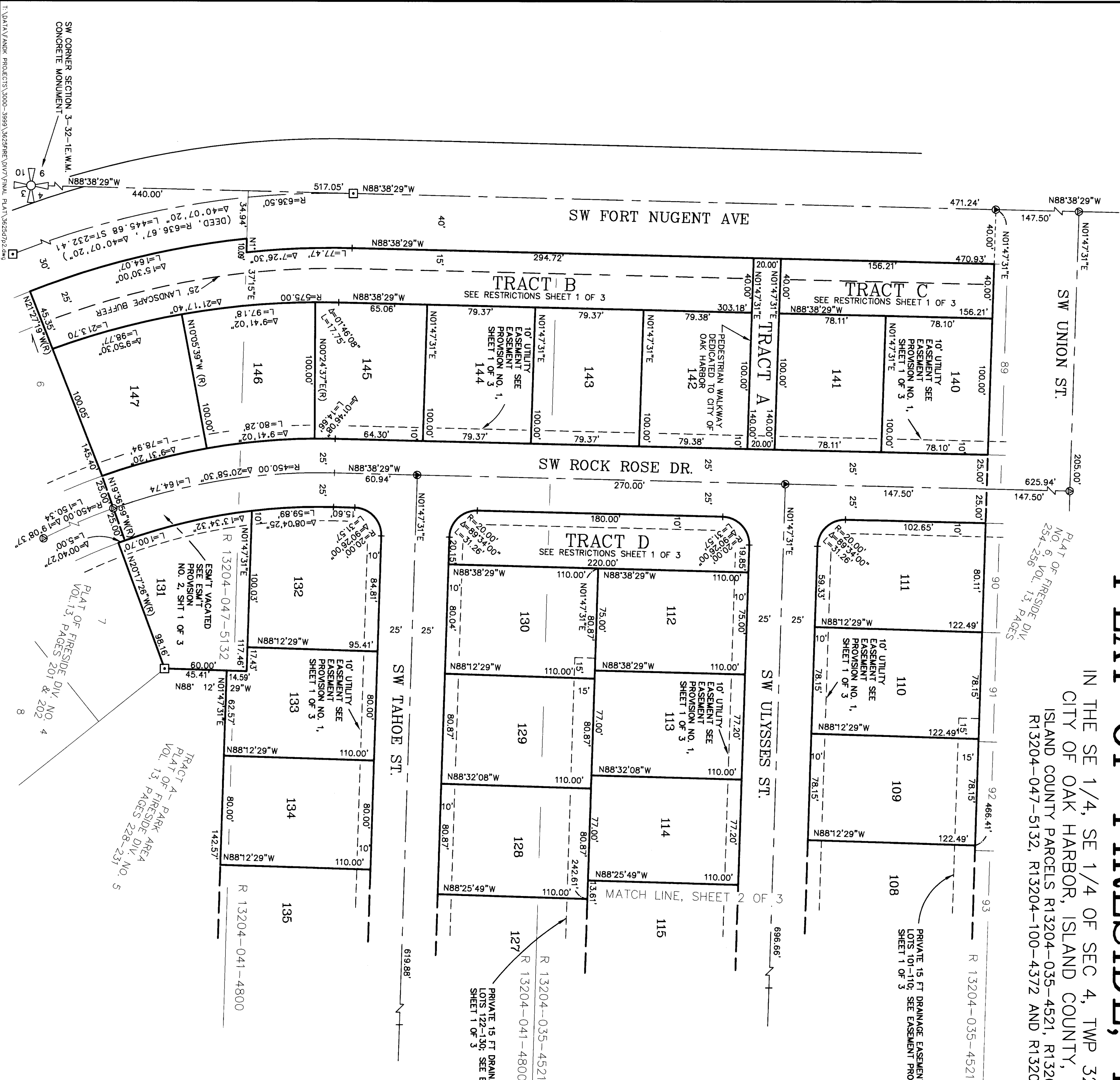
Suzanne Singair by Shane Dorn
SUZANNE SINGAIR DEPUTY AUDITOR
ISLAND COUNTY AUDITOR



PLAT OF FIRESIDE, DIV. NO. 7

IN THE SE 1/4, SE 1/4 OF SEC 4, TWP 32 N, R 1 E, W.M.
CITY OF OAK HARBOR, ISLAND COUNTY, WASHINGTON
ISLAND COUNTY PARCELS R13204-035-4521, R13204-041-4800,
R13204-047-5132, R13204-100-4372 AND R13204-105-5042

PLAT OF FIRESIDE DIV.
NO. 6, VOL. 13, PAGES
254-256



⑥.....SET CAST ALUMINUM SURFACE MONUMENT THIS SURVEY
MARKED FAKEMARKINGMA, INC. LS 11941

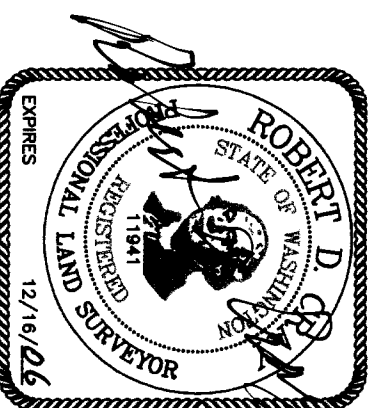
⑦.....FOUND EXISTING CAST ALUMINUM SURFACE MONUMENT
MARKED FAKEMARKINGMA, INC. LS11941

⑧.....EXISTING 4"x4" CONCRETE MONUMENT WITH LEAD CAP COPPER
TACK AND DISK MARKED FK LS 11941

PRIVATE 15 FT DRAINAGE EASEMENT FOR BENEFIT OF
LOTS 122-130; SEE EASEMENT PROVISION NO. 4,
SHEET 1 OF 3

PRIVATE 15 FT DRAINAGE EASEMENT FOR BENEFIT OF
LOTS 108-110; SEE EASEMENT PROVISION NO. 4,
SHEET 1 OF 3

4/6/05



PLAT OF FIRESIDE, DIV. NO. 7

IN THE SE 1/4, SE 1/4 OF SEC 4, TWP 32 N, R 1 E, W.M.
CITY OF OAK HARBOR, ISLAND COUNTY, WASHINGTON
ISLAND COUNTY PARCELS R13204-035-4521, R13204-041-4800,
R13204-047-5132, R13204-100-4372 AND R13204-105-5042

PLAT OF FIRESIDE DIV. NO.6, VOL. 13, PAGES 254-256

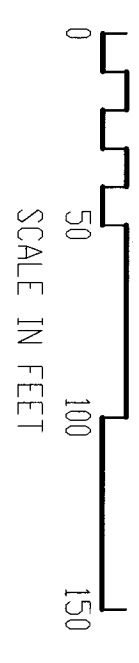
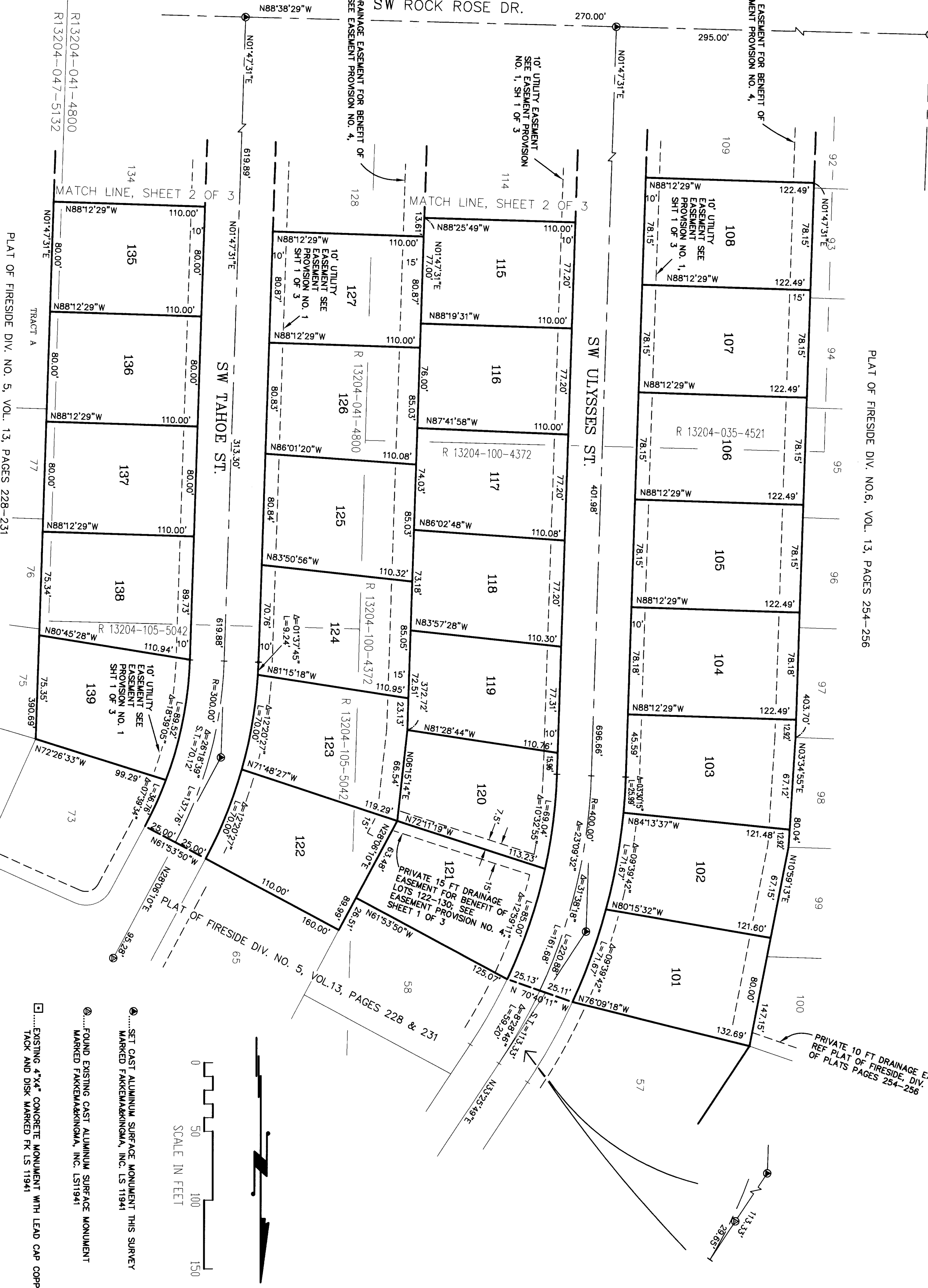
SW UNION ST.

PRIVATE 15 FT DRAINAGE EASEMENT FOR BENEFIT OF
LOTS 101-110; SEE EASEMENT PROVISION NO. 4,
SHEET 1 OF 3

SW ULYSSES ST.

SW ROCK ROSE DR.

PRIVATE 15 FT DRAINAGE EASEMENT FOR BENEFIT OF
LOTS 122-130; SEE EASEMENT PROVISION NO. 4,
SHEET 1 OF 3



- SET CAST ALUMINUM SURFACE MONUMENT THIS SURVEY
MARKED FAKKEM&KINGMA, INC. LS 11941
- FOUND EXISTING CAST ALUMINUM SURFACE MONUMENT
MARKED FAKKEM&KINGMA, INC. LS11941
- EXISTING 4"x4" CONCRETE MONUMENT WITH LEAD CAP COPPER
TACK AND DISK MARKED FK LS 11941



4/6/05